

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>05-249</u>	<u>GENESIS PROPERTY DEV. L. L. C.</u>
<u>06-001</u>	<u>LUIS PABON, SR., ET. AL</u>
<u>06-009</u>	<u>JORGE A. ROSADO & GUADALUPE BRUNEMAN</u>
<u>06-147</u>	<u>ARTURO AVENDANO</u>

HEARING NO. 06-11-CZ14-1 (05-249)

31-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: GENESIS PROPERTY DEV. L. L. C.

AU & EU-1 to EU-1

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the west $\frac{3}{4}$ of the SW $\frac{1}{4}$, all in Section 31, Township 56 South, Range 39 East, less the west 62.5' for right-of-way.

LOCATION: The Southeast corner of S.W. 177 Avenue (Krome Avenue) & theoretical S.W. 274 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.5 Gross Acres

AU (Agricultural – Residential)

EU-1 (Estates 1 Family 1 Acre Gross)

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APPLICANTS: LUIS PABON, SR., ET. AL

- (1) AU to RU1-1M(a)
- (2) Applicant is requesting to permit attached garages setback a varying from 15' to 17' (20' required) from the front property lines.
- (3) Applicant is requesting to permit parking spaces with a depth of 15' (18' required).
- (4) Applicant is requesting to permit a single-family residence setback 15'11½" from the rear (south) property line (15' for 50% of the building width and remainder at 25') for proposed Lot 1.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#3 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2-#4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "15 Homes Development," as prepared by A. A. Architectural Studio, Inc. consisting of Sheet "A-1," dated stamped received 4/25/06 and the rest dated stamped received 1/6/06 for a total of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NE ¼ of the NE ¼ of the SW ¼ of the SE ¼, all in Section 31, Township 55 South, Range 40 East, less the north 25' and the east 25' for right-of-way.

LOCATION: 18020 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.23 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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APPLICANTS: JORGE A. ROSADO & GUADALUPE BRUNEMAN

(1) AU to EU-M

(2) Applicants are requesting to permit 2 lots each with a lot frontage of 114.5' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 330' of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the north 264' of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the north 35' for right-of-way all in Section 32, Township 56 South, Range 39 East.

LOCATION: 16380 S.W. 272 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.25 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANT: ARTURO AVENDANO

- (1) Applicant is requesting to permit 4 proposed lots with areas as follows: Parcel 1 with 1.42 gross acres; Parcels 2 and 3 each with 1.22 gross acres and Parcel 4 with 1.43 gross acres (5 gross acres required for each).
- (2) Applicant is requesting to permit 2 lots, each with a frontage of 168.5' (200' required for each).

REQUEST #2 ON PARCELS #1 & #4

- (3) Applicant is requesting to permit 2 lots, each with a frontage of 0' on a public street (200' required for each; 79.02' for Parcel 2 and 78.06' for Parcel 3) and to have access to a public street by means of a private easement.
- (4) Applicant is requesting to permit Parcel 2 with a lot depth of 313.89' and Parcel 3 with a lot depth of 314.99' on (330' required for each).

REQUESTS #3 AND #4 ON PARCELS #2 & #3

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #3 under Chapter 28 §19(A) of the Public Works Code.

A survey is on file and may be examined in the Zoning Department, as prepared by Miguel Espinosa Land Surveying, Inc., consisting of 1 sheet and dated stamped received 7/10/06.

SUBJECT PROPERTY: The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. AND: The west 168.5' of the east 2,078.5' of the NW ¼ of Section 21, township 56 South, Range 38 East, less the north 55' and less the south 1,993'.

LOCATION: The Northwest corner of S.W. 234 Street & S.W. 214 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: GU (Interim)

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